## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- November 20, 2020 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the October 16, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the November 20, 2020 regular meeting of the Board.

354-20-Z ZONING DISTRICT: RS-3 WARD: 22

**APPLICANT:** Adrian Ledesma **OWNER:** Same as applicant

PREMISES AFFECTED: 2812 S. Trumbull Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

minimum 8.27' to 1.5' for a proposed staircase and second floor deck entrance and removal of light pole for an existing two-story,

two dwelling unit building.

Approved

355-20-Z ZONING DISTRICT: RS-2 WARD: 18

**APPLICANT:** The Chicago Trust Company Trustee B3Bec 4638 dated 4/5/18

**OWNER:** Same as applicant

PREMISES AFFECTED: 8168 S. Kenneth Avenue

**SUBJECT:** Application for a variation to reduce the combined side setback

from the required 12.9' to 9.1' (north to be 4.8', south to be 4.3') for a proposed carport to serve an existing two-story single family

residence.

Approved

356-20-S ZONING DISTRICT: B3-2 WARD: 38

**APPLICANT:** Hair by Tuti

**OWNER:** A & P Management Series, LLC 7644 Series

PREMISES AFFECTED: 7644 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

**357-20-S ZONING DISTRICT: B1-2 WARD: 26** 

**APPLICANT:** Adam Rios dba A1 Cutz, LLC

**OWNER:** Doris Mercado

PREMISES AFFECTED: 4035 W. North Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Approved

358-20-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Lucky Hair Braiding
OWNER: Winchester Retail Plaza
PREMISES AFFECTED: 1905 W. 87th Street

**SUBJECT:** Application for a special use to establish a hair braiding salon.

Approved

**359-20-S ZONING DISTRICT: B1-1 WARD: 19** 

**APPLICANT:** The Hair Loft II, LLC

OWNER: Pricon, LLC

PREMISES AFFECTED: 2215 W. 95th Street

**SUBJECT:** Application for a special use to establish a hair salon.

Approved

360-20-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: The Parlour Ladies, LLC
OWNER: Lee & Jack Investments, LLC
PREMISES AFFECTED: 7224 N. Harlem Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

Approved

**361-20-Z ZONING DISTRICT: RM-5 WARD: 5 APPLICANT:** Crown Holdings Group, LLC 1411 E 67th, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1411 E. 67th Place

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 327 square feet to zero for the proposed conversion of an existing three-story, six dwelling unit building to a seven

dwelling unit building with six new on-site parking spaces.

Approved

362-20-Z ZONING DISTRICT: B2-3 WARD: 25

**APPLICANT:** 1900 W 17th, LLC **OWNER:** Same as applicant. **PREMISES AFFECTED:** 1900 W. 17th Street

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from 30' to 16.25' for a proposed third floor addition and the conversion of an existing two-story, 8 dwelling unit building to a three-story, eleven dwelling unit

building.

363-20-Z ZONING DISTRICT: B2-3 WARD: 40

**APPLICANT:** Lincoln and Foster, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2465-79 W. Foster Avenue / 5151-59 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 3.67' for a proposed five-story, forty-two dwelling unit building with retail use, two business live/work units and

twenty parking spaces on the ground floor.

Approved

**364-20-Z ZONING DISTRICT: B2-3 WARD: 40** 

**APPLICANT:** Lincoln and Foster, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2465-79 W. Foster Avenue / 5151-59 N. Lincoln Avenue

**SUBJECT:** Application for a variation to eliminate the one required 10' x 25'

loading berth for a proposed five-story, forty two dwelling unit mixed used building with retail use, two business live work units

and twenty ground floor parking spaces.

Approved

365-20-Z ZONING DISTRICT: RS-2 WARD: 16

**APPLICANT:** Omar Perez **OWNER:** Same as applicant

PREMISES AFFECTED: 5656 S. California Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 4' to 1.3' (south to be 2.1') combined side yard setback from 7.32' to 3.4' for a proposed second floor addition, rear two-story addition, rear one story addition, new rear covered deck and new detached two car garage for the existing two-story single

family residence.

Approved

**366-20-S ZONING DISTRICT: B3-1 WARD: 50** 

**APPLICANT:** Merkos Linyonei Chinuch Lubavitch NFP

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2825 W. Howard Street

**SUBJECT:** Application for a special use to establish a proposed two-story,

religious assembly facility with twelve on-site parking spaces.

Approved

367-20-Z ZONING DISTRICT: B3-1 WARD: 50

**APPLICANT:** Merkos Linyonei Chinuch Lubavitch NFP

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2825 W. Howard Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 7.08' to zero, east side setback from 4' to 2.5' for a

proposed two-story religious assembly facility with twelve on-site

parking spaces.

**368-20-S ZONING DISTRICT: B3-1 WARD: 50** 

**APPLICANT:** Merkos Linyonei Chinuch Lubavitch NFP

**OWNER:** Meirim Food Holdings, LLC

PREMISES AFFECTED: 7555 N. California Avenue / 2749 W. Howard Street

**SUBJECT:** Application for a special use to establish a required accessory off-

site parking lot with eleven parking spaces to serve the proposed religious assembly located at 2825 W. Howard Street which is located within 600 feet from the nearest off-site parking space.

• Approved

369-20-S ZONING DISTRICT: DX-5 WARD: 27

APPLICANT: The Herbal Care Center, Inc.

OWNER: 222 South Halsted, LLC

PREMISES AFFECTED: 222-24 S. Halsted Street

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

Approved

370-20-S ZONING DISTRICT: B2-3 WARD: 2

**APPLICANT:** RUUM, Inc.

**OWNER:** 1431 N. Ashland, LLC **PREMISES AFFECTED:** 1431 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

Approved

371-20-S ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** RUUM, Inc.

**OWNER:** 1809 W. Chicago Partners, LLC **PREMISES AFFECTED:** 1809 W. Chicago Avenue

**SUBJECT:** Applications for two special uses to establish a hair and nail salon

and a body art service (microblading).

Approved

372-20-Z ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Eli and Chana Webster **OWNER:** same as applicant.

PREMISES AFFECTED: 3555 W. Granville Avenue

**SUBJECT:** Application for a variation to increase the floor area ratio from .67

to .75 for a proposed two-story, single family residence with an

attached two car garage.

• Continued to February 19, 2021

373-20-Z ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Eli and Chana Webster **OWNER:** Same as applicant

PREMISES AFFECTED: 3555 W. Granville Avenue

**SUBJECT:** Application for a variation to reduce the required front setback

from the required 20.31' to 10.33', rear setback from 34.83' to 22.83' for a proposed two-story single family residence with an

attached two-car garage.

Continued to February 19, 2021

**374-20-Z APPLICANT: ZONING DISTRICT: B3-2**WARD: 32
1923 North Damen Condominium Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1923 N. Damen Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 1.51' for a proposed detached two car garage with roof deck accessed by a new connection from landing of existing rear open stair, new garage, roof top pergola and new full covered roof over garage roof deck accessory to the existing four-story,

three dwelling unit building.

Approved

375-20-Z ZONING DISTRICT: B3-2 WARD: 32

**APPLICANT:** 1923 North Condominium Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1923 N. Damen Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from three space to two spaces to replace the existing three open parking spaces with a new detached two car garage with roof deck accessory to the existing four-story, three dwelling unit building.

Approved

376-20-Z ZONING DISTRICT: C1-2 WARD: 32

**APPLICANT:** MSAS Properties II, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2046 W. Belmont Avenue

**SUBJECT:** Application for a variation to reduce the required parking from one

space to zero for a proposed day care on the first floor of the

existing four-story multi-use building,

Approved

377-20-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Christopher Salon Corp.

OWNER: Clybourn Apartments, LLC

PREMISES AFFECTED: 2851 N. Clybourn Avenue

**SUBJECT:** Application for a special use to establish a hair salon.

• Approved

378-20-Z ZONING DISTRICT: RM-5 WARD: 2

**APPLICANT:** Greif Properties, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 1638 N. Sedgewick Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to 9.46', north side setback from 2' to zero (south to be 3.42'), combined side setback from 4.8' to 3.42' for a proposed four-story, three dwelling unit building, three-story rear stairs, roof

top enclosure and deck and two car parking pad.

Approved

379-20-Z ZONING DISTRICT: B3-3 WARD: 2

**APPLICANT:** Public 2, LLC

**OWNER:** Estate of Sean McKeough **PREMISES AFFECTED:** 2107-11 W. Caton Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 1' on floors containing dwelling units for a proposed four-story building with ground floor retail and eight dwelling units above and an attached eight car garage with roof deck, roof

top stairway enclosure.

Approved

380-20-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Fullerton Food Mart, Inc.

OWNER: Fullerton Enterprises, LLC

PREMISES AFFECTED: 2801 W. Fullerton Avenue

**SUBJECT:** Application for a special use to expand the existing floor area

exceeding 25% of the existing floor area of an accessory

convenience store serving an existing gas station.

Approved

381-20-Z ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Fullerton Foodmart Inc.
OWNER: Fullerton Enterprises, LLC
PREMISES AFFECTED: 2801 W. Fullerton Avenue

**SUBJECT:** Application for a variation to reduce the lot area from the required

20,000 square feet to 15,625 square feet for a proposed addition to the accessory convenience store that serve the existing gas station.

Approved

382-20-Z ZONING DISTRICT: RS-2 WARD: 33

**APPLICANT:** Katharine Dryden and Ashley Holmes

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4750 N. Manor Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 12.43' to 0.51' for a proposed one- story addition to an

existing two-story, single family residence.

383-20-Z ZONING DISTRICT: RS-2 WARD: 33

**APPLICANT:** Katharine Dryden and Ashley Holmes

OWNER: Same as applicant PREMISES AFFECTED: 4750 N. Manor Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 400 square feet to zero for a proposed one-story addition to an existing two-story single family residence.

Approved

384-20-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** East Douglas Partners, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1239 S. Fairfield Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,996.88 square feet for a proposed three-story, three dwelling unit building with three

unenclosed parking spaces.

Approved

385-20-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** East Douglas Partners, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1241 S. Fairfield Avenue

**SUBJECT:** Application for a variation to reduce the required minimum lot area

from the required 3,000 square feet to 2,996.88 square feet for a proposed three-story, three dwelling unit building with three

unenclosed parking spaces.

Approved

386-20-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** East Douglas Partners, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1243 S. Fairfield Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,996.88 square feet for a proposed three-story, three dwelling unit building with three

unenclosed parking spaces.

Approved

387-20-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2345 West Roscoe, LLC OWNER: Same as applicant PREMISES AFFECTED: 2345 W. Roscoe Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building

with a detached six car garage.

388-20-Z ZONING DISTRICT: C1-2 WARD: 32

**APPLICANT:** 2345 West Roscoe, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2345 W. Roscoe Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 6,000 square feet to 5,750 square feet for a proposed four-story, six dwelling unit building with a detached six car

garage.

Approved

389-20-Z ZONING DISTRICT: C1-2 WARD: 32

**APPLICANT:** 2345 West Roscoe, LLC **OWNER:** Same as applicant

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2345 W. Roscoe

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, six dwelling unit

building with a detached six car garage.

Approved

390-20-Z ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** Fox Chicago, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1730 W. 18th Street

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 18.33' for a proposed four-story building with ground floor retail and three

dwelling units above.

Approved

391-20-Z ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** Fox Chicago, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1732 W. 18th Street

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 18.33' for a proposed third and fourth floor addition, a rear three story addition and rear open porch on to the existing two story building with ground floor retail and to convert from two dwelling units to three

dwelling units above.

392-20-Z ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** Fox Chicago, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1734 W. 18th Street

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 18.33' for a proposed partial third and a fourth floor addition, a rear three story addition and rear open porch on the existing two story building with ground floor retail use and to convert from one dwelling unit

to three dwelling units above.

Approved

393-20-S ZONING DISTRICT: DX-7 WARD: 2

**APPLICANT:** BRP LaSalle, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 753 N. LaSalle Street / 129 W. Chicago Avenue

**SUBJECT:** Application for a special use to establish group living (more

specifically regulated as co-living) in a new nine-story building with ground floor retail and twenty-eight dwelling units above.

• Withdrawn

394-20-S ZONING DISTRICT: DX-5 WARD: 2

**APPLICANT:** PC AU1, LLC

**OWNER:** RPO 60 W. Superior, LLC **PREMISES AFFECTED:** 60 W. Superior Street

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

Approved

395-20-S ZONING DISTRICT: RM-6 WARD: 44

**APPLICANT:** Million Dollar Highway, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 533 W. Barry Avenue

**SUBJECT:** Application for a special use to lease seventy two (45%) of the one

hundred sixty-one required residential accessory parking spaces

located in an existing two- story parking garage.

Approved

396-20-Z ZONING DISTRICT: RS-3 WARD: 13

**APPLICANT:** Royale Renovation Group, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5713 W. 64th Place

**SUBJECT:** Application for a variation to reduce the rear setback from the

required rear setback from the required 35.09' to 1.09', west side setback from 2' to 1.25' (east to be 3.28'), combined side setback from 5' to 4.53' for a proposed one-story front addition, a two-story rear addition and a rear second floor addition above the attached

garage at the existing single family residence.

397-20-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Tre'Bella Nail Spa\*
OWNER: 103rd & Halsted, LLC
PREMISES AFFECTED: 10349 S. Halsted Street

**SUBJECT:** Application for a special use to establish a nail salon.

Approved

398-20-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: Yizar Nochimowski
OWNER: Mallers Building, LLC
PREMISES AFFECTED: 67 E. Madison Street # 1920

**SUBJECT:** Application for a special use to establish a valuable objects dealer.

Approved

399-20-Z ZONING DISTRICT: RM-4.5 WARD: 40

**APPLICANT:** Matthew Collopy **OWNER:** Same as applicant

PREMISES AFFECTED: 5138 N. Claremont Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to 11.6', south side yard setback from 2.48' to 0.91' (north to be 3.41'), combined side yard setback from 6.2' to 4.32' to subdivide one zoning lot into two zoning lots. The existing three-story residential building being converted from three dwelling units to four dwelling units shall remain. The newly created lot

(5134 N. Claremont) shall be vacant.

Approved

**400-20-S ZONING DISTRICT: B3-2** WARD: 44 **APPLICANT:** 4 star 3358 Southport, LLC dba Tuco and Blondie

**OWNER:** Big Tree Chute, LLC

**PREMISES AFFECTED:** 3356-58 N. Southport Avenue

**SUBJECT:** Application for a special use to reduce the required parking from

four parking spaces to one to serve an existing three-story restaurant with a four dwelling unit building with a proposed

outdoor bar addition. This is a transit served location.

Approved

401-20-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue

**SUBJECT:** Application for a special use to establish a major utilities and

service which will allow for an existing one-story building to be

used for transit maintenance with outdoor vehicle storage.

• Continued to December 18, 2020

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<sup>\*</sup>Amended at hearing

402-20-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue

**SUBJECT:** Application for a special use to establish a major utilities and

service which would allow for an existing one-story building to be

used for transit maintenance and outdoor vehicle storage.

• Continued to December 18, 2020

403-20-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** 3458 Norclark Restaurant, LLC

**OWNER:** 3458 N. Clark, LLC **PREMISES AFFECTED:** 3458 N. Clark Street

**SUBJECT:** Application for a special use to establish two new outdoor rooftop

patio areas with retractable roof system at an existing two-story

general restaurant building.

Approved

404-20-S ZONING DISTRICT: PMD-4A WARD: 27

**APPLICANT:** Public Building Commission of Chicago

**OWNER:** City of Chicago

PREMISES AFFECTED: 2555 W. Grand Avenue

**SUBJECT:** Application for a special use to establish a major utilities and

services.

• Continued to January 15, 2021

405-20-Z ZONING DISTRICT: PMD-4A WARD: 27

**APPLICANT:** Public Building Commission of Chicago

**OWNER:** City of Chicago

PREMISES AFFECTED: 2555 W. Grand Avenue

**SUBJECT:** Application for a variation to retain the existing conditions that

includes twenty-three trees within the landscape setback instead of ornamental fencing and reduce the number of trees from 157 to 94.

Applicant is providing alternative treatments that exceed the

required interior green space.

• Continued to January 15, 2021

Designation of Chairman Knudsen as the Board officer to receive annual training on compliance with the Open Meetings Act in accordance with Section 1.05 of the Open Meetings Act.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 266-20-S, 274-20-Z, 275-20-Z, 285-20-S, 288-20-S and 289-20-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its October 16, 2020 regular meeting, with the exception of Board Cal. Nos. 329-20-S, 332-20-Z, 345-20-S, 348-20-Z, 349-20-Z, 277-20-S, 278-20-Z, 279-20-Z, 280-20-Z and 290-20-S.

Adjournment.